

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

37B Twyford Street, Box Hill North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,416,000

Property Type

House

Suburb

Box Hill North

Period - From

01/04/2025

to

30/06/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2 Harcourt St BLACKBURN NORTH 3130	\$1,650,000	10/07/2025
2	23a Caroline Cr BLACKBURN NORTH 3130	\$1,620,000	28/06/2025
3	1/2 Doulton Rd BLACKBURN 3130	\$1,550,000	16/04/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/07/2025 10:17



5 3 2

Property Type:
Land Size: 420 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
June quarter 2025: \$1,416,000

Comparable Properties



2 Harcourt St BLACKBURN NORTH 3130 (REI)

Agent Comments

4 2 2

Price: \$1,650,000
Method: Private Sale
Date: 10/07/2025
Property Type: Townhouse (Single)
Land Size: 350 sqm approx



23a Caroline Cr BLACKBURN NORTH 3130 (REI)

Agent Comments

4 3 2

Price: \$1,620,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 373 sqm approx



1/2 Doulton Rd BLACKBURN 3130 (REI/VG)

Agent Comments

4 3 2

Price: \$1,550,000
Method: Private Sale
Date: 16/04/2025
Property Type: Townhouse (Single)
Land Size: 322 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800